

SNAPSHOT of HOME Program Performance--As of 03/31/11
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): **Somerset County Consortium**

State: **NJ**

PJ's Total HOME Allocation Received: **\$10,579,809**

PJ's Size Grouping*: **C**

PJ Since (FY): **1992**

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):**		
					Group	C	Overall
Program Progress:			PJs in State: 27				
% of Funds Committed	100.00 %	95.06 %	1	97.21 %	100	100	
% of Funds Disbursed	100.00 %	89.12 %	1	90.53 %	100	100	
Leveraging Ratio for Rental Activities	2.25	5.15	22	4.97	35	28	
% of Completed Rental Disbursements to All Rental Commitments***	92.56 %	81.29 %	15	85.01 %	29	37	
% of Completed CHDO Disbursements to All CHDO Reservations***	72.66 %	67.51 %	13	73.71 %	38	40	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	95.65 %	83.84 %	2	81.48 %	80	86	
% of 0-30% AMI Renters to All Renters***	87.68 %	45.20 %	1	45.54 %	95	0	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	95.65 %	96.34 %	21	96.14 %	29	28	
Overall Ranking:			In State:	4 / 27	Nationally:	85	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$34,717	\$29,270		\$28,248	138 Units	34.60 %	
Homebuyer Unit	\$19,792	\$17,434		\$15,487	128 Units	32.10 %	
Homeowner-Rehab Unit	\$28,949	\$15,872		\$0	29 Units	7.30 %	
TBRA Unit	\$13,790	\$8,185		\$3,211	104 Units	26.10 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (59 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (216 PJs)

C = PJ's Annual Allocation is less than \$1 million (287 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Somerset County Consortium NJ

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$63,602	\$87,581	\$28,193
State:*	\$110,560	\$98,679	\$17,615
National:**	\$101,183	\$78,322	\$24,013

CHDO Operating Expenses:
(% of allocation)

PJ: 0.1 %
National Avg: 1.2 %

R.S. Means Cost Index: 1.12

	Rental %	Homebuyer %	Homeowner %	TBRA %		Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:					HOUSEHOLD TYPE:				
White:	56.8	56.8	62.1	8.7	Single/Non-Elderly:	51.5	51.2	17.2	25.0
Black/African American:	27.3	24.0	20.7	5.8	Elderly:	15.2	1.6	24.1	6.7
Asian:	0.0	2.4	0.0	0.0	Related/Single Parent:	26.5	31.2	20.7	46.2
American Indian/Alaska Native:	0.0	0.0	0.0	7.7	Related/Two Parent:	1.5	12.0	34.5	22.1
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0	Other:	5.3	1.6	3.4	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0					
Asian and White:	0.0	0.0	0.0	0.0					
Black/African American and White:	0.0	0.0	3.4	0.0					
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0					
Other Multi Racial:	0.8	1.6	0.0	0.0					
Asian/Pacific Islander:	0.0	1.6	0.0	37.5					
ETHNICITY:									
Hispanic	15.2	12.0	13.8	40.4					
HOUSEHOLD SIZE:					SUPPLEMENTAL RENTAL ASSISTANCE:				
1 Person:	59.8	47.2	20.7	23.1	Section 8:	48.5	0.8 [#]		
2 Persons:	19.7	21.6	27.6	24.0	HOME TBRA:	0.0			
3 Persons:	8.3	20.0	17.2	15.4	Other:	25.8			
4 Persons:	9.1	8.8	27.6	17.3	No Assistance:	25.8			
5 Persons:	1.5	0.8	3.4	15.4					
6 Persons:	1.5	0.0	0.0	1.9					
7 Persons:	0.0	0.0	0.0	2.9					
8 or more Persons:	0.0	0.0	3.4	0.0					
					# of Section 504 Compliant Units / Completed Units Since 2001				109

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Somerset County Consortium

State: NJ

Group Rank: 85
 (Percentile)

State Rank: 4 / 27 PJs

Overall Rank: 0
 (Percentile)

Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 79.77%	92.56	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 57.73%	72.66	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	95.65	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 92.23%	95.65	
"ALLOCATION-YEARS" NOT DISBURSED***		> 2.200	0	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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